

City of Dexter
Zoning and Subdivision Ordinances Sub-Committee
Virtual Meeting
Monday, March 1, 2021
5:00 – 6:30 p.m.

MINUTES

The Virtual Meeting of the Zoning and Subdivision Ordinances Sub-Committee began at 5:00 pm with the following Members in attendance:

Thomas Phillips, PC
Karen Roberts, PC

Wa Hubbard, CC (5:09 pm)
Kyle Marsh, PC

Jamie Griffin, CC
Chris Wallaker, ZBA

Also present: Megan A. Masson-Minock (CWA), Michelle Aniol (Community Development Manager), Mike Auerbach (Assistant Planner).

1. Check in

2. Review of previous work

a. Schedule

Ms. Masson-Minock presented the Sub-Committee schedule. Discussion about the following topics followed:

- Adding solar panel regulations in the General Provisions draft.
- Newsletter and email updates.
- Quarterly Planning Commission and Council updates.

b. How we make decisions

Ms. Masson-Minock reviewed the decision-making process discussed at the previous meeting. The process was supported without objection.

c. Community education and engagement

Mr. Marsh and Ms. Hubbard volunteered to research and provide form-based code educational resources.

3. Topic: Environmental Provisions Draft Zoning Ordinance Article

a. Discussion

Ms. Masson-Minock presented the draft Environmental Provisions Article.

Sub-Committee members were in agreement that Tree Protection requirements for preservation and replacement should only apply to projects that require site plan review.

Add language that invasive or prohibited trees do not have to be replaced.

c. Draft & edits

The Sub-Committee reviewed the Environmental Provisions Article and discussed edits, as follows:

- Update Purpose Section language.
- Review current definitions in Article 2 that are related to Hazardous Substances and update as needed.
- Add requirement in Site Plan Review Article that tree preservation methods must be specified on a site plan.
- Add requirement that trees must be tagged on site and labelled accordingly on site plans.
- Add threshold criteria to apply the Section X.03(C), Natural Features Impact Statement requirements according to the size of a property and the nature of the proposed use or project, including annexations. Allow GIS imagery to be provided for the inventory.

4. Preview: Zoning Districts & Form Based Districts

a. Overview

Ms. Masson-Minock presented the goals for the next meeting, which will be to update the Zoning Districts to implement the Master Plan, update the zoning of annexed areas to match the Master Plan, consider a Table of Uses instead of listing uses within districts, and discuss and consider options to incorporate form-based standards into the Zoning Ordinance.

b. Discussion questions

Sub-Committee members discussed the need for additional education about form-based code.

5. Check out

a. Community education and communication

- b. Sub-Committee: Questions & resources on Dropbox or to staff by March 15
- c. Staff & CWA: Materials for next meeting to sub-committee by March 24
- d. Next meeting date: April 5, 2021 at 5 p.m.

Respectfully submitted,

Mike Auerbach
Assistant Planner

Approved for filing: April 4, 2021